

This Document Recorded Doc Id: 53320735 Doc Code: D  
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Rec Fee: \$256.75 State RTT: \$50.90 Local RTT: \$157.78  
Records Department, City of Philadelphia PU

This Indenture, made the 11<sup>th</sup> day of October, 2017,

Between

DOROTHY EVERETT

(hereinafter called the Grantor), of the one part, and

JOSE VAZQUEZ

(hereinafter called the Grantee), of the other part,

Witnesseth, that the said Grantor for and in consideration of the sum of **One Thousand Dollars 00/100 (\$1,000.00)** lawful money of the United States of America, unto him well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, ALL the following described real estate Situate in the City of Philadelphia, County of Philadelphia, and Commonwealth of Pennsylvania; to wit: SITUATE on the West side of Hancock Street at the distance of Four hundred three feet Northward from the North side of Susquehanna Avenue in the 19<sup>th</sup> Ward of the said City of Philadelphia;

CONTAINING in front of breadth on the said Hancock Street Fourteen feet and extending in length or depth Westward of the width to right angles to said Hancock Street Sixty feet into a four foot wide alley communicating with Dauphin Street and Palethorp Street.

BOUNDED Northward and Southward by ground now or late of Hiram Hiller Westward by the said four feet wide alley and Eastward by Hancock Street as foresaid.

TOGETHER with the free and common use, right, liberty and privilege of the said four feet wide alley as and for a passageway and watercourse at all times hereafter forever.

BEING 2246 North Hancock Street, Philadelphia, PA

BEING the same premises which George Romney, Secretary of Housing and Urban Development, of Washington, D.C., acting by and through the Federal Housing Commissioner, by Indenture bearing date December 9, 1969 recorded in the County of Philadelphia with Deed No. D-602 Pages 478 to 481 conveyed to DOROTHY EVERETT, in fee.

SUBJECT TO ALL covenants, restrictions, reservations, easements, conditions and rights appearing of record; and SUBJECT to any state of facts an accurate survey would show.

TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of her, the said Grantor, as well at law as in equity, or otherwise howsoever, of, in and to the same and every part thereof.

TO HAVE AND TO HOLD the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, to and for the only proper use and behoof of the said Grantee, his heirs and assigns, forever.

THE total purchase price of the property hereinabove described being \$1,000.00

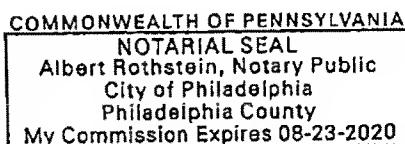
AND the said Grantor, for herself and her heirs, executors and administrators, does, by these presents, covenant, grant and agree, to and with the said Grantee, his heirs and assigns, that she, the said Grantor, and her heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, against his, the said Grantor, and her heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

In Witness Whereof, the party of the first part has hereunto set her hand and seal. Dated the day and year first above written.

Sealed and Delivered

IN THE PRESENCE OF US:

DOROTHY EVERETT



*albert Rothstein*  
8-23-2020

Commonwealth of Pennsylvania :  
: SS  
County of Philadelphia :

On this, 11<sup>th</sup> day of October, 2017, before me, a Notary Public, for the Commonwealth of Pennsylvania personally appeared DOROTHY EVERETT, known to me (satisfactorily proven) to be the individual whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

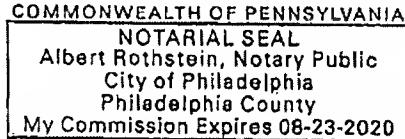


Notary Public

Commission Expiration Date: 8-23-2020

The Address of the above-named Grantee is:

JOSE VAZQUEZ  
2246 North Hancock Street  
Philadelphia, PA



**DEED**

DOROTHY EVERETT

TO

JOSE VAZQUEZ

PREMISES:

2246 NORTH HANCOCK STREET  
PHILADELPHIA, PA

<b>PHILADELPHIA REAL ESTATE TRANSFER TAX CERTIFICATION</b>		DOC. ID  DATE RECORDED  CITY TAX PAID						
<p>Complete each section and file in duplicate with Recorder of Deeds when (1) the full consideration/value is/is not set forth in the deed, (2) when the deed is with consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, attach additional sheet(s).</p>								
<p>A. CORRESPONDENT — All inquiries may be directed to the following person:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">NAME <b>Jose Vazquez</b></td> <td style="width: 40%;">TELEPHONE NUMBER:  AREA CODE ( )</td> </tr> </table>			NAME <b>Jose Vazquez</b>	TELEPHONE NUMBER:  AREA CODE ( )				
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<p>STREET ADDRESS <b>202 Devereaux Avenue</b></p>		<p>CITY <b>Philadelphia</b></p>						
		<p>STATE <b>PA</b></p>						
		<p>ZIP CODE <b>19111</b></p>						
<p>B. TRANSFER DATA</p>		<p>DATE OF ACCEPTANCE OF DOCUMENT, <b>10/11/2017</b></p>						
<p>GRANTOR (S) / LESSOR (S)  <b>Dorothy Everett</b></p>		<p>GRANTEE (S) / LESSEE (S)  <b>Jose Vazquez</b></p>						
<p>STREET ADDRESS  <b>2246 North Hancock Street</b></p>		<p>STREET ADDRESS  <b>202 Devereaux Avenue</b></p>						
<p>CITY <b>Philadelphia</b></p>	<p>STATE <b>PA</b></p>	<p>ZIP CODE <b>19133</b></p>						
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<p>C. PROPERTY LOCATION</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">STREET ADDRESS  <b>2246 North Hancock Street</b></td> <td style="width: 50%;">CITY, TOWNSHIP, BOROUGH  <b>Philadelphia</b></td> </tr> </table>			STREET ADDRESS  <b>2246 North Hancock Street</b>	CITY, TOWNSHIP, BOROUGH  <b>Philadelphia</b>				
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<p>COUNTY <b>Philadelphia</b></p>	<p>SCHOOL DISTRICT <b>Philadelphia</b></p>	<p>TAX PARCEL NUMBER <b>191093900</b></p>						
<p>D. VALUATION DATA</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">1. ACTUAL CASH CONSIDERATION <b>\$1,000.00</b></td> <td style="width: 33%;">2. OTHER CONSIDERATION + <b>\$3,945.00</b></td> <td style="width: 34%;">3. TOTAL CONSIDERATION <b>\$3,945.00</b> <i>\$4,216</i></td> </tr> <tr> <td>4. COUNTY ASSESSED VALUE <b>\$19,000.00</b></td> <td>5. COMMON LEVEL RATIO FACTOR <b>X 1.01</b></td> <td>6. FAIR MARKET VALUE <b>\$19,190.00</b></td> </tr> </table>			1. ACTUAL CASH CONSIDERATION <b>\$1,000.00</b>	2. OTHER CONSIDERATION + <b>\$3,945.00</b>	3. TOTAL CONSIDERATION <b>\$3,945.00</b> <i>\$4,216</i>	4. COUNTY ASSESSED VALUE <b>\$19,000.00</b>	5. COMMON LEVEL RATIO FACTOR <b>X 1.01</b>	6. FAIR MARKET VALUE <b>\$19,190.00</b>
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<p>E. EXEMPTION DATA</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">1A. PERCENTAGE OF EXEMPTION <b>0%</b></td> <td style="width: 50%;">1B. PERCENTAGE OF INTEREST CONVEYED <b>100%</b></td> </tr> </table>			1A. PERCENTAGE OF EXEMPTION <b>0%</b>	1B. PERCENTAGE OF INTEREST CONVEYED <b>100%</b>				
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<p>2. Check Appropriate Box Below for Exemption Claimed</p> <p><input type="checkbox"/> Will or intestate succession _____ <i>(NAME OF DECEDENT)</i> <i>(ESTATE FILE NUMBER)</i></p> <p><input type="checkbox"/> Transfer to Industrial Development Agency.</p> <p><input type="checkbox"/> Transfer to agent or straw party. (Attach copy of agency/straw party agreement).</p> <p><input type="checkbox"/> Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ _____.</p> <p><input type="checkbox"/> Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).</p> <p><input type="checkbox"/> Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____, Page Number _____. Mortgagee (grantor) sold property to Mortgagor (grantee) (Attach copy of prior deed).</p> <p><input type="checkbox"/> Corrective deed (Attach copy of the prior deed).</p> <p><input type="checkbox"/> Other (Please explain exemption claimed, if other than listed above.) _____ _____</p>								
<p><i>Under penalties of law or ordinance, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.</i></p>								
<p>SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY  <i>Joe Vazquez</i></p>		<p>DATE <i>1/22/18</i></p>						
<p>82-127 (Rev 9/11) (SEE REVERSE)</p>								